

Item: HA 08-07

Fiscal Impact:

Funding Source:

Account #:

Budget Opening Required:

ISSUE:

Sale of West Valley City's Public Housing.

PURPOSE:

In order for West Valley City Housing Authority to meet the standards of the Uniform Physical Condition Standards (UPCS) we must do a 100% annual physical inspection of each dwelling and address any deficiencies identified. The repairs and maintenance of the 18 individual homes exceeds the annual funding provided to the Housing Authority to meet these standards, therefore this program is not being cost effective.

BACKGROUND:

Though the Housing Authority has met the stringent guidelines set by HUD in maintaining their Public Housing units, the age and constant repairs found necessary on these units has exceeded funding. Examples of common deficiencies of family dwellings consist of: interior deficiencies; electrical, plumbing, water heaters, furnaces; exterior deficiencies; roof and gutter replacement/repair, sidewalks, driveways, fencing and ground maintenance. These are costly deficiencies that exceed yearly funding.

RECOMMENDATION:

Approve the sale of the 18 single family dwellings. Funds received from the sale of these dwellings will be used in the future to provide affordable housing for low-income families.

SUBMITTED BY:

Layne Morris